

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL RD-13 SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56  
22 CLARENDON STREET

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Larry Antonelli has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel RD-13, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Larry Antonelli be and hereby is tentatively designated as Redeveloper of Disposition Parcel RD -13 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development:
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended:
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
  - (iii) Final Working Drawings and Specifications; and



(iv) Proposed construction and rental schedules.

2. That disposal of Parcel RD-13 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Mr. Larry J. Antonelli possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Area.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004).







CHARLES E. Di PESA & Co.

CERTIFIED PUBLIC ACCOUNTANTS

10 HIGH STREET

BOSTON, MASS. 02110

CHARLES E. Di PESA, C. P. A.  
WILLIAM F. Di PESA, C. P. A.

MEMBER  
A. I. C. P. A.  
MASS. C. P. A.  
N. A. A.

617-423-3555

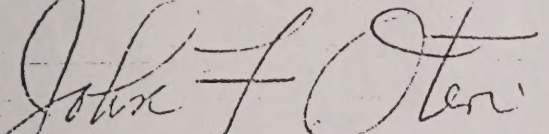
Mr. and Mrs. Larry Antonelli  
34 Dewson Road  
Quincy, Massachusetts 02169

Re: Net Worth Statement  
December 31, 1974

Pursuant to your request we have prepared, from information submitted to us, a statement of your Net Worth as of December 31, 1974.

Should you require further information, we shall be pleased to serve you.

Charles E. Di Pesa & Co.

  
Certified Public Accountant



LARRY AND JOSEPHINE M. ANTONELLI

NET WORTH STATEMENT

DECEMBER 31, 1974

ASSETS

Cash in Banks	\$ 126,681
Investments	1,078,503
Profit Sharing Balance	51,673
Pension Fund	77,000
Real Estate - Land and Buildings Market Value	<u>400,000</u>
<u>Total Assets</u>	<u>\$ 1,733,857</u>

LIABILITIES AND NET WORTH

Mortgage Payable	16,856
Net Worth - December 31, 1974	<u>1,717,001</u>
<u>Total Liabilities and Net Worth</u>	<u>\$ 1,733,857</u>



LETTER OF INTEREST  
(Developer's Letterhead)

Dear Sir:

SUBJECT: New Residential Development  
Parcel(s) PD-13  
South End Urban Renewal Project

We are interested in developing housing on the above-captioned parcel(s)

Submitted herewith are:

1. Statement of development proposed, including proposed use, estimating cost, and total gross floor area.
2. Materials on architect's qualifications.
3. Schematic design proposal.
4. Legal and Financial Qualifications Information.

The architect we have retained for this development is:

MATTHEW V. FALUSCIO, of RICHARD T. DENNEHY, INC.  
(Architect) (Firm)  
of 540 MAIN ST. WINCHESTER, MASS. 01890

5. We intend to adhere to the following schedule:

Time Periods

- |          |  |
|----------|--|
| As above | -Submission of final preliminary plans and outline specifications.   |
| 2 months | -Authority's tentative designation of Redeveloper.                   |
| 3 months | -Submission of final working drawings and specifications.            |
| 30 days  | -Accept conveyance of site assuming BRA, and other agency approvals. |
| 30 days  | -Commence construction.  |

6. We agree to execute both a Disposition Agreement in a form acceptable to the BRA.

7. We will cooperate with the Staff of the Authority with respect to the architectural elements of the building to be constructed in order that the development may conform fully to the objectives and requirements of the Authority as set forth in the Developer's Kit. We understand that the Authority has an interest in seeing that the buildings to be constructed are of an attractive appearance and sturdy quality, and that our submission of drawings and specifications will be reviewed



by the Authority for design values and quality of  
construction.

Very truly yours,

*Harry J. Antonelli, Trustee of L. H. Ratty Trust*

Date *Jan. 27th 1975*



# REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: LARRY J. ANTUNELLI

b. Address of Redeveloper: 177 Willard Str.

Quincy Mass 02169

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority  
(Name of Local Public Agency)

in SOUTH END  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts  
is described as follows<sup>2</sup>

RESIDENTIAL PARCEL OF LAND

2000 SQ FT.

LOCATED AT THE CORNER OF WARREN AND CLARENCE ST.  
(AGE)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts Trust:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) REALTY TRUST

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

JAN. 24 1975

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

LARRY J. ANTUNELLI : TRUSTEE

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

LARRY ANTONELLI

100% BENEFICIAL INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . 7 UNITS . . . . . \$ 220,000  
b. Cost per dwelling unit of any residential redevelopment. . . . . \$  
c. Total cost of any residential rehabilitation. . . . . \$  
d. Cost per dwelling unit of any residential rehabilitation. . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
1 bedroom, living - dining area	\$ <u>300.00</u>	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

KITCHEN UNITS - KITCHEN CABINETS, RANGE AND RANGE HOOD, REFRIGERATORS, WASHER AND DRYER ON EACH FLOOR, AND CLOSET IN BASEMENT.

CERTIFICATION

I (We) LARRY J. ANTONELLI

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: JAN 27th 1975

Dated: \_\_\_\_\_

Larry J. Antonelli  
Signature

\_\_\_\_\_  
Signature

TRUSTEE  
Title

\_\_\_\_\_  
Title

1700 W. 5th St. QUINCY ILL. 62407  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U. S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.



TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. 3171  
MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPER  
LARRY J. ANTONELLI, PARCEL RD-13,  
22 CLARENDON STREET

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SUMMARY: This memorandum requests that the Authority tentatively designate Larry J. Antonelli as Redeveloper of Parcel RD-13 in the South End Urban Renewal Area.

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Parcel RD-13 consists of 2,080 square feet of vacant land and is located at 22 Clarendon Street in the South End Urban Renewal Area.

Mr. Larry J. Antonelli of 172 Willard Street Quincy, has submitted a proposal for the construction of a new seven (7) unit residential building of Parcel RD-13. Mr. Antonelli intends to occupy one (1) unit.

In keeping with the South End Urban Renewal Plan's proposed use of this parcel for residential usage, Mr. Antonelli estimates that the cost for new construction of seven (7) units will approximate \$220,000. The units will consist of two - two bedrooms, three - one bedrooms and two studio apartments.

The financing will be obtained from a private institution.

It is appropriate at this time to tentatively designate Mr. Antonelli as Redeveloper of Parcel RD-13 so that formal processing of plans and financing arrangements may be initiated. Mr. Antonelli's submission indicated sufficient ability to act as the Redeveloper for Parcel RD-13.

I, therefore, recommend that the Authority tentatively designate Larry J. Antonelli as Redeveloper of Parcel RD-13 in the South End Urban Renewal Area.

An appropriate Resolution is attached.